Veera's

strand park

Calangute, Goa

premium luxury fully furnished homes

About Goa

“The Sea,

once it casts its spell, holds one in its net of

wonder forever.”

Goa – definitely the most preferred destination in India or maybe even, in South Asia for a great Seaside and Beach holiday. While Goa has always been known for its pristine and gorgeous beaches, sun, sand, sea and monsoons, Goa is also much more than just that. Truly a place where its sheer natural beauty and its modernity has been managed with such perfection over the years, that it automatically qualifies to be a Second Home.

Track Record Of Excellence

Veera's Strand Park is being developed by VEERA DEVELOPERS GROUP which is Established Since 1981. Since its formation, The group has focused on developing luxurious and designer properties. The group has emerged as a diversified real estate enterprise with portfolio that spans all market segments whether it is residential, commercial, hospitality or service industry.

Veera Group a synonym for "HAPPIER BUILDINGS" is an organization that is constantly spreading happiness over the years throughconstruction and delivery of numerous luxury apartments, villas and Commercial Spaces at prime locations in Delhi & NCR. Veera has earned a reputation for quality and innovation as all its projects come with ample space and modern design and of course the best of amenities.

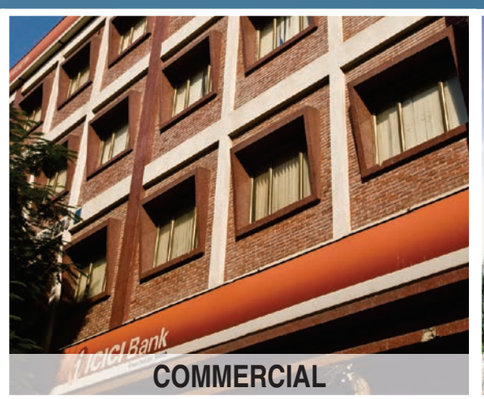
The group takes particular care in ensuring that its projects feature perfect vaastu and a clear title so as to give buyers a hassle-free and happy ownership. Today, owning a Veera Property is associated with prestige as virtually every project the company has developed till date has become a landmark in its respective surroundings.

From Concept To Completion


GROUP HOUSING


BOUTIQUE RESIDENTIAL





COMMERCIAL


I T PARK

About Veera”s Strand Park

Strand Park offers you **fully furnished and semi furnished** designer luxury apartments along with **concierge services** so that you would never have to do the hassle of preparing to come to Goa. Just call the concierge before leaving for Goa and your apartment would be ready for your stay.

Vastu Friendly layout and healthy air circulation supported by large Verandas overlooking Palm trees and Central Landscaped Green Area, Committed Delivery, Automatic Lift, Swimming Pool,**Gym**, Secured gated community all are just few reasons of why Strand Park would be an ideal investment. Strand Park is just a **5-10 minutes' walk** to the most famous beaches of Goa which are Calangute and Candolim.

These **Luxury Apartments** & Penthouses, which make up this property offer excellent **value for money** and are within close proximity to the finest Goa has to offer, ranging from best beaches, restaurants & bars, water sports, floating casinos etc. The never-ending passion to develop finesse in every form of real estate development has been the driving force to develop this novel and affordable lifestyle living.

This conceptual project will merge the feeling of immense **peace and luxury** whilst giving the sense of being only a **stone throw away** from Goa's action packed beach and night life. Endless shopping and dining choices will be on your doorstep and you cannot be more centrally located whilst at the same time enjoy the typical Goan country life.

The location of Strand Park has been carefully chosen for you to enjoy the tremendous advantage of living in lovely dense foliage and at the same time being able to walk to center of the local nightlife in no time.

Floor Plan



1. Entry **2.** Exit **3.** Drop Off **4.** 2BHK + SQ **5.** Hardscape **6.** Sitting **7.** Swimming Pool **8.** Kid's Pool **9.** Central Green
10. Jogging Track **11.** Kid's Play Area **12.** Visitor Parking **13.** Water Body

NORTH



Unit Plan (2BHK+SQ)



Unit Super Area: 1149 sq.ft. = 106.75 Sq. Mtrs.

Unit Plan (3BHK+SQ)



Unit Super Area: 2298 sq.ft. = 213.5 Sq. Mtrs.

100000650838

FORM I & XIV
नमुना नं १ व १४

Date : 21/08/2012 Page 1 of 1

Taluka तालुका: BARDEZ
Village गांव: Calangute
Name of the Field शेताचें नांव:
Survey No. सर्वे नंबर: 106
Sub Div. No. हिस्सा नंबर: 8
Tenure सत्ता प्रकार:

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.21.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.21.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)
Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.03.25	0000.00.25	0000.03.50	0000.24.50

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	JPM DEVELOPERS AND INFRASTRUCTURE PVT LTD		41464	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Land not Available for cultivation नापिक जमीन Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
	----------Nil----------									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2001 - RD (7076)
dated 22/10/2001.
ethinx Intracom Private Limited
Place : Mapusa - Goa
01/8/12

OFFICE OF THE VILLAGE PANCHAYAT CALANGUTE-GOA

Construction Licence no. VP/Cal/F-12/13-14/L-20 / 2809.

Shri/Smt. /Kum **JPM Developers and Infrastructure Pvt Ltd.** from **Sangolda, Bardez-Goa** is hereby granted licence for the construction of residential building/compound wall and swimming pool in Sy. No. 106/8(P) at Vaddo, Calangute in terms of Resolution no. **IX J(61)** taken in the Panchayat meeting dated **16/09/2013** as per the plans in triplicate/duplicate attached to his /her application under inward no.3929 dated 16/09/13. One copy of the plans concerned with the approval note carrying the embossed seal of this panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:

1) To limit himself/herself to the plans approved and statements therein.
2) The construction will be as per plans approved by this Panchayat and conditions imposed on it.
3) To inform the Panchayat after excavation and before laying the plinth foundation.
4) To inform the Panchayat when the construction has been completed upto plinth level
5) To inform the panchayat as soon as the construction is completed
6) Not to inhabit the building without prior permission of this Panchayat.
7) To abide by the other related provision in force.
8) The building or construction is carried out as per the alignment given and the plinth level fixed by the Panchayat.
9)The construction licence shall be revoked.
   a) If the construction work is not executed as per the plans approved and the statement therein.
   b)Wherever there is any false statement or any misrepresentation of any material passed, approved or show in the application on which the permit was passed.
10) All the conditions laid down by the Town and Country Planning Department vide no. TPBZ/154/TCP-13/CAL/363 dated 28/01/2013.
11) on the Southern side 1.5 mts has to be kept for Public use & the compound wall should be altered. on the western & the Southern side the road widening should be maintained & work should be carried out by you before start of work.

The licence shall be valid for a period of ONE/TWO/THREE years beginning from today. He/She had paid the respective tax/fee to the tune of Rs 1,46,796/- by receipt no. 2102/11 dated 27/09/13

This carries the embossed seal of this Panchayat

K. D. Pagui
Secretary
Village Panchayat Calangute

Location Map



Veera's Strand-park Calangute, Goa

ST. ALEX CHURCH (900 MTRS)

CHOWGM ROAD

MARIA ROZA RESORT

NEELAM GRAND (1.4 KM)

KAMAT HOLIDAY HOME (600 MTRS)

NEW NEWTONS MALL (1.5 KMS)

CALANGUTE - AGUADA ROAD

ST. ANTHONY CHAPEL (800 MTRS)

OLD NEWTONS MALL (700 MTRS)

SNIP SPA (700 MTRS)

HOSPITAL (800 MTRS)

HOLIDAY STREET

A' REVERIE (1.1 KMS)

CANDOLIM FOOTBALL CLUB (1.2 KMS)

TAJ HOLIDAY VILLAGE (4 KMS)

TAJ AGUADA (4.5 KMS)

(3.4 KM)

(3.7 KM)

BRITTO'S

TITO'S

THE PARK HOTEL (1.2 KMS)



FORT AGUADA

BAGA BEACH

CALANGUTE BEACH

HOLIDAY BEACH

CANDOLIM BEACH

SINQUERIM BEACH

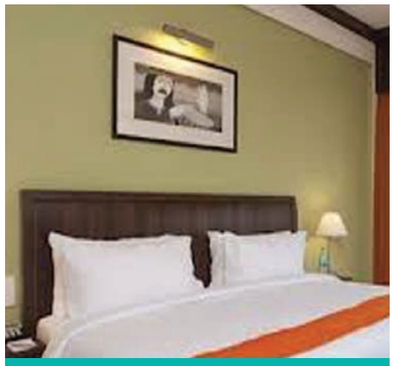
SITE ADDRESS : Survey No. 106/8 of Village Calangute, Sub-District of Bardez, District of North Goa. Near I-95 Restaurant.

FULLY FURNISHED APARTMENTS



Project Facilities:

Grand Entrance Lobby
Concierge Services
Secured Gated Community
Central Landscaped Park
Automatic Lift
Wifi In Common Area
Gym
Airport Transfer Facility
Air Conditioning
Outdoor Swimming Pool
24 Hrs Resident Manager
24 Hrs Security/security Office
Wooden Deck Sitting On Water
Gazebo On Water
Bicycle Parking
Car Park
Laundry Services
Outdoor Loungers
Garbage Disposal
Resident's Lounge/
lobby With Tv/newspaper



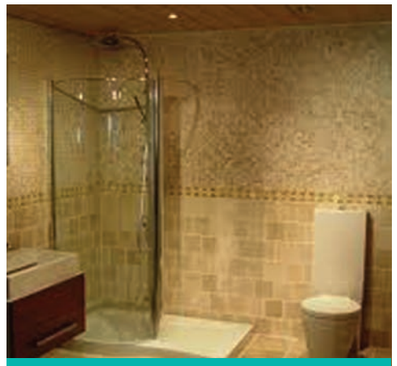
Room Amenities:

Hi Quality Wooden Flooring
Vitrified Tiles In 1 Bedroom
Double Bed
Side Tables With Lamps
Wardrobes
Bed Linen
Pillows
Cushions
In Room Safe
Blinds/curtains
Art & Artefacts
Fan
Lights
Private Balcony
Air Conditioning



Kitchen Amenities:

Fully Equipped Modular Kitchen
Microwave
Electric Plate
Fridge
Toaster
Glassware
Crockery
Cutlery
Utensils
Washing Machine
Granite Countertops
Dustbin
Electric Kettle For Tea/coffee



Bathroom Amenities:

Anti Skid Tiles On Floor
Designer Tiles On Walls
Cp Fittings Of Jaguar Or Equivalant
Chinaware Of Parry/american Std.
Overhead Shower With Bath Spout
Hair Dryer
Imp. Marble/granite Countertops
Geysers
Towel Racks And Other Accessories
Fan
Lights
Exhaust Fan



Living Room:

Flat Screen TV With DVD Home Theatre System
Vitrified Tile On Floor
Sofa Set
Centre Table
Corner Tables With Lamps
Dining Table With 4 Chairs
Blinds/curtains
Art & Artefacts
Iron And Ironing Board
Fan
Lights
Private Balcony
Telephone/epabx



Balcony:

Outdoor Lounge Chairs
Table
Anti Skid Tiles
Light
Planters

Other Facilities:

Internal Doors:
Modular Flush Door With Paint/polish/laminate
External Doors & Windows:
Upvc / Aluminium Powder Coated Shutters With Glass
Main Door:
Modular Flush Door With Laminate With Security Latch And Magic Eye
Locks And Door Accessories:
Hi Quality Make Locks



VEERA
DEVELOPERS
ESTD. 1981

JPM DEVELOPERS & INFRASTRUCTURE PVT. LTD.
(An Element of Veera Developers Group, Estd.1981)
www.veeragroup.com | veera@veeragroup.com
Goa: 8805-906630 | Delhi: 011-26183234 / 35 / 36

PROJECT DESIGNED BY :

GERA & ASSOCIATES | DESIGN CHAIN

Disclaimer: In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and subject to change as decided by the company or by any competent authority. This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. All images are an artistic conceptualization and do not purport to replicate the exact products.